

OUR LISTINGS FOR SALE



YORKVILLE

26-28-30 Cumberland Street, Toronto

The site of approx. 3,968 square feet is located on the north side of Cumberland St. between Yonge St. and Bay St. is improved with a two storey 7,440 gross square foot income producing commercial building.

[Click to read more](#) 

AUTOMOTIVE BUILDING

35 Auto Mall Drive, Scarborough

This 5.1 acre site is improved with a 34,888 SF car dealership building. The property is strategically located in a car dealership mall off the Morningside Ave. & Highway 401 interchange, south of Sheppard Ave. East.

Asking Price: \$3,999,000 REDUCED PRICE

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OUR SOLD LISTINGS



3132 EGLINTON AVE. E., SCARB.

A 5.35 acre site improved with 35,000 SF of **automotive** buildings located just west of Markham Road. Closed October 13th 2010 at \$5,690,000 or \$1,063,551 per acre.

[Click here for the Case Study](#)



3122 EGLINTON AVE. E., SCARB.

A 1.52 acre site improved with an **automotive** building of 18,334 SF. Closed August 28th, 2009 at \$1,850,000 or \$100 per building SF or \$1,217,105 per acre.

[Click here for the Case Study](#)



5800 & 5810 AMBLER DR., MISS.

A 6.61 acre site comprised of a 2 storey 48,610 SF office building plus a 31,233 SF multi unit industrial building. Closed Sept. 1st, 2010 at \$4,000,000

[Click here for the Case Study](#)

RECENT GTA CAR DEALERSHIP SALES IN 2010

Source: Marshnet.com

228 & 238 Steeles Ave. W. – Vaughan – Two sites totalling 3.27 acres, located west of Yonge St. Closed Sept. 30, 2010 at \$17,990,000 or \$5,501,530/acre. **Bought by Mercedes-Benz.**

17405 & 17415 Leslie St. – Newmarket – Two sites totalling 2.03 acres, located west of Highway 404. Closed Sept. 16, 2010 at \$6,000,000 or \$2,955,665 per acre. **Bought by Autocanada.**

100 Auto Park Cir. – Vaughan – A 3.11 acre site with a 31,500 SF building, located north of highway 407. Closed Sept. 9, 2010 at \$9,000,000 or \$2,893,890 per acre or \$285 PSF. **Ford Lincoln Dealership.**

5500 Dixie Rd. – Mississauga – 30.90 acres of the “401-Dixie Auto Campus” located south of Highway 401. **10 dealerships**, 4 restaurants, 1 industrial building. Closed June 30, 2010 at \$35,250,000 or \$1,140,776 per acre.

1860 Bayview Ave. – North York – A 1.271 acre site improved with a 27,000 SF building located north of Eglinton Ave. E. Closed June 30, 2010 at \$8,400,000 or \$6,608,969 per acre or \$311 PSF. **Sold by Brennan Pontiac.**

225 Dundas St. E. – Mississauga – A 4.10 acre site improved with a 40,000 SF building located east of Hurontario St. Closed May 7, 2010 at \$6,600,000 or \$1,609,756 per acre or #165 PSF. **Sold as vacant car dealership.**

1871 McCowan Rd & 898 Milner Ave. – Scarb. – **Two car dealership** sites totalling 4.08 acres improved with buildings totalling 32,600 SF, located north of Highway 401. Closed Feb. 26, 2010 at \$7,537,500 or \$1,847,426 per acre or \$231 PSF.

740 Dupont St. – Toronto – A 1.44 acre site with a 31,000 SF building, located west of Christie St. Closed January 11, 2010 at \$9,400,000 or \$6,527,777 per acre or \$303 PSF. **Luxury car dealership.**



INDUSTRY COMMENTARY: LAND SOLD YEAR TO DATE IN METRO TORONTO - A Residential Influence


A total of 241.6 acres was sold in Metro Toronto from January 1 2010 to Mid October for a total of \$556.7 million. Metro Toronto encompasses the old districts of Scarborough, Toronto, North York and Etobicoke. Table 1 and Figures 1 and 2 on the next page give the break down according to the purchaser usage category.



LIFE LESSONS at P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP- Lesson #45

- I'm A Human Being G%@Damnit!! My Life has Value!! I'm as Mad as Hell and I'm Not Gonna Take This Anymore!!

[Click here to see the video clip from the movie, Network, 1976, released by Metro-Goldwyn-Mayer](#) 

[Click here for a synopsis on the movie, Network](#) 



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INDUSTRY COMMENTARY: LAND SOLD YEAR TO DATE IN METRO TORONTO - A Residential Influence

A total of 241.7 acres was sold in Metro Toronto from January 1 2010 to Mid October for a total of \$556.8 million. Metro Toronto encompasses the old districts of Scarborough, Toronto, North York and Etobicoke. Table 1 and Figures 1 and 2 below give the break down according to the purchaser usage category.

A detailed pdf list of properties included in the search is available with a [CLICK](#)

Table 1

Land Sold in Metro Toronto January 1st, 2010 to Mid-October 2010					
Purchaser Property Type	Dollar Value	%	Acres	%	Average \$ per Acre
Hi-Rise Residential	\$302,212,304	55%	29.38	12%	\$10,285,277
Lo-Rise Residential	\$104,155,600	19%	46.72	19%	\$2,229,358
Commercial Land	\$97,110,500	17%	35.43	15%	\$2,740,860
Industrial Land	\$23,297,000	4%	49.80	21%	\$467,858
Car Dealerships	\$15,378,000	3%	2.63	1%	\$5,844,926
Gas Stations	\$8,292,768	1%	4.03	2%	\$2,059,803
Conservation Area	\$6,318,000	1%	73.68	30%	\$85,749
Total	\$556,764,172	100%	241.67	100%	

Total Sale Price by Purchase Type

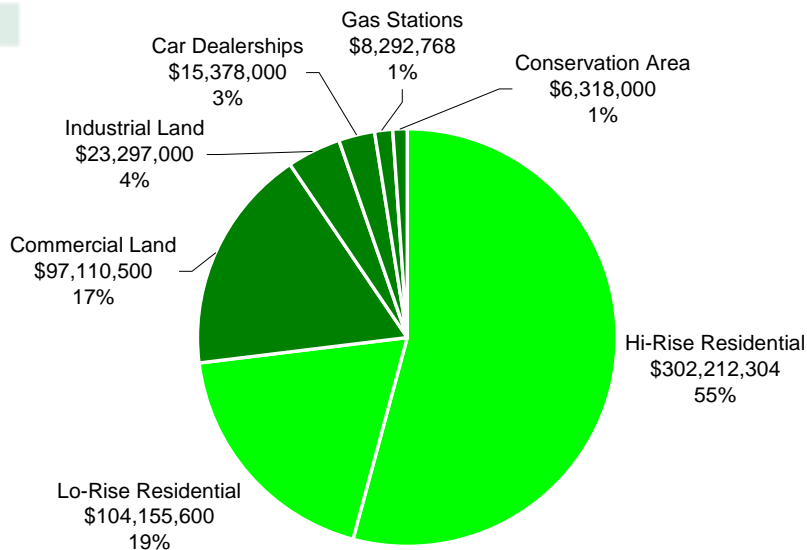


Figure 1

Total Acres by Purchase Type

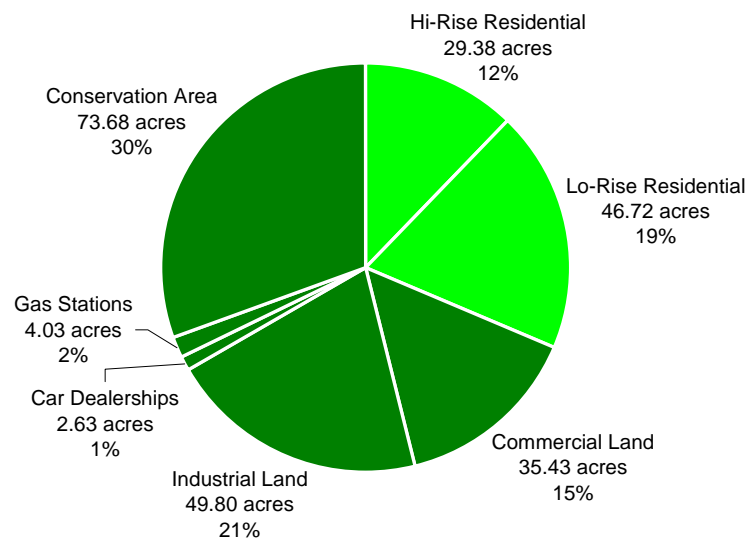


Figure 2

The Metro Toronto residential market continues to be extremely buoyant as supported by a low interest rate environment and an economic recovery that is defying the global adverse direction. As a matter of fact hi rise and low rise land sold in that period represent a total of \$406.4 million or 74% of all land sold.